



Kilbrien House, Cork Road, Waterford. X91 A32N.

For Sale

€325,000

Bedrooms: 4
Reception Rooms: 2
Bathroom's / WC's 2
Size: c. 134 sq.m. /c. 1,442sq.ft.



PSRA Licence Number: 004069



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DESCRIPTION

Kilbrien House is a generously proportioned four bedroom family home with excellent living accommodation, centrally located on the Cork Road in Waterford's Southern suburbs. The property has the benefit of a large site with off street parking and ample space to the side for a vehicular entrance to the rear. The property has been re-insulated throughout and has the benefit of modern double glazed window. Accommodation comprises two reception rooms, kitchen / diner, utility room, garage conversion / studio, WC, four generous bedrooms with master-bedroom en-suite, extending to c. 1,442 sq.ft. in total. This property also presents the potential opportunity of an additional site whereby planning permission was previously granted for a second house to the right hand side of the property which has now expired. This planning permission could easily be applied for again, or for an extension to the property if required. Viewing this superb property comes highly recommended.

LOCATION

The property is ideally located in the Cork Road area, and is within walking distance of a host of local amenities including shops, restaurants and leisure facilities. The property is also within walking distance of the City Centre, Waterford Technical University, and is also on a regular bus route.

ASKING PRICE €325,000

**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Entrance Porch **1.95 x 1.33**

Tiled flooring.

Entrance Hall **3.72 x 1.32**

Carpet flooring.

Living Room **3.61 x 3.93**

Wooden flooring. Marble fireplace with open fire. Curtains to windows.

Dining/Sitting Room **3.64 x 3.02**

Wooden flooring. Marble fireplace with open plan fire. Curtains to windows.

Kitchen **3.64 x 3.04**

Fitted kitchen with ground and eye level units. Electric cooker. Built in extractor fan. Breakfast bar.

Utility Room **2.39 x 1.91**

Tiled flooring. Plumbed for washing machine and dryer.

Shower Room **2.07 x 1.99**

Tiled flooring. WC. WHB. Shower. Electric shower with glass enclosure.

WC **1.99 x 0.85**

Tiled flooring. WC. Tiled walls from floor to ceiling.

Storage Under Stairs

Bedroom 1 **3.95 x 3.61**

Master bedroom. Carpet flooring. Fitted wardrobes.

En Suite

Tiled flooring. WC. WHB. Shower. Walls tiled from floor to ceiling.

Bedroom 2 **5.14 x 3.05**

Large double bedroom. Carpet flooring. Fitted wardrobes. Curtains to windows.

Bedroom 3 **3.04 x 3.63**

Double bedroom. Carpet flooring. Fitted wardrobes. Curtains to window.

Bedroom 4 **3.14 x 2.02**

Single bedroom. Carpet flooring. Curtains to windows.

Garage Room/Studio **4.31 x 2.33**

Carpet flooring. Separate entrance from front of property.

BER

Rating: D1

BER No.: 115342552

EPI: 249.47kWh/msq/yr

GARDEN

Large Westerly aspect rear garden in
Gardens in lawn with mature trees and shrubbery
Walled boundary
Paved patio area.
Large side entrance (development potential)
Tarmacadam front driveway

FEATURES

Four bedroom home in a popular residential area
Large end site with large side entrance
Mature walled gardens
Re-insulated throughout and with modern double glazed PVC windows
Walking distance of a host of local amenities and transport links



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